159.0	0011	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,100 / 947,100
					USE VALUE:	947,100 / 947,100
					ASSESSED:	947,100 / 947,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
149		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YANG SHU
Owner 2:	TENNER KAREN REBECCA
Owner 3:	
Street 1:	149 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SUN BIN -
Owner 2:	ZHANG XIAOLING -
Street 1:	149 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	527,100		420,000	947,100
Total Card	0.138	527,100		420,000	947,100
Total Parcel	0.138	527,100		420,000	947,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 548.09 | /Parcel: 548.09

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106147
GIS Ref	
GIS Ref	
Insp Date	05/25/18

!12456!

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0011-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	527,100	0	6,000.	420,000	947,100		Year end	12/23/2021
2021	101	FV	510,600	0	6,000.	420,000	930,600		Year End Roll	12/10/2020
2020	101	FV	509,800	0	6,000.	420,000	929,800	929,800	Year End Roll	12/18/2019
2019	101	FV	452,300	0	6,000.	420,000	872,300	872,300	Year End Roll	1/3/2019
2018	101	FV	307,700	0	6,000.	354,000	661,700	661,700	Year End Roll	12/20/2017
2017	101	FV	227,300	0	6,000.	324,000	551,300	551,300	Year End Roll	1/3/2017
2016	101	FV	227,300	0	6,000.	276,000	503,300	503,300	Year End	1/4/2016
2015	101	FV	221,500	0	6,000.	240,000	461,500	461,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:47:37

LAST REV

Date	Time
11/19/20	10:52:37
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12456

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SUN BIN,	75509-75	1	9/1/2020		995,000	No	No		
GOODWIN BRIAN P	69539-551		6/30/2017		909,000	No	No		
MC CARTHY JOHN,	59093-301		5/15/2012	Change>Sale	370,000	No	No		
MC CARTHY GLORI	57343-415		8/25/2011	Convenience	1	No	No		REMAINDERS INTEREST CHANGE FROM TRUSTEES TO I
MC CARTHY JOHN	36611-239		10/3/2002	Family	1	No	No		
	9662-508		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2013	1136	Manual	6,000	C				
8/31/2012	1089	Inter Fi	23,500					FINISH 2ND FLOOR S
6/21/2012	770	Addition	20,000					REMOVE ATTIC / CON
6/5/2012	704	Inter-De	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
5/25/2018	Meas/Inspect	BS	Barbara S
5/22/2017	Measured	DGM	D Mann
5/2/2014	External Ins	PC	PHIL C
1/9/2014	Info Fm Prmt	EMK	Ellen K
1/24/2013	Info Fm Prmt	BR	B Rossignol
8/15/2012	MLS	EMK	Ellen K
7/17/2012	Info Fm Prmt	BR	B Rossignol
3/6/2009	Inspected	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106147
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CHARCOAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	2012
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	4.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.3	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	1.34986496
Adj $ / SQ:	234.022
Other Features:	99607
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550811
Depreciation:	23685
Depreciated Total:	527126

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

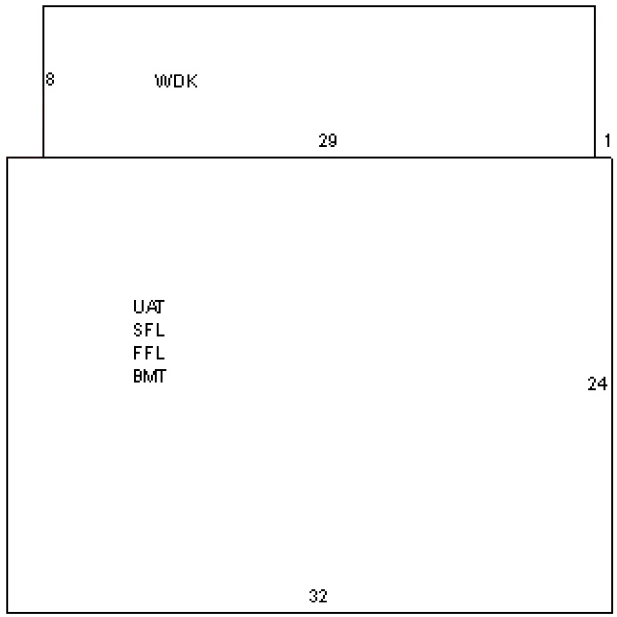
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	234.02
Special Features:	0	Val/Su Net:	193.22
Final Total:	527100	Val/Su SzAd	343.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	70.210	53,919
FFL	First Floor	768	234.020	179,729
SFL	Second Floor	768	234.020	179,729
WDK	Deck	232	13.920	3,229
UAT	Upper Attic	192	180.200	34,598

Net Sketched Area:	2,728	Total:	
Size Ad	1536	Gross Area	4072	FinArea	1728
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

159.0-0011-0004.0

IMAGE

AssessPro Patriot Properties, Inc